

TOWNSHIP OF WALL
ORDINANCE NO. 17-1995

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE
LAND USE AND DEVELOPMENT REGULATIONS OF THE
TOWNSHIP OF WALL", PROVIDING FOR CHANGES
IN THE ZONING MAP.**

WHEREAS, the Township Committee of the Township of Wall, on June 14, 1995, finally adopted Ordinance No. 13-1995; and

WHEREAS, pursuant to the aforesaid Ordinance, the Land Use and Development Regulations of the Township were amended to create the RR-6 rural residential zone district and to include various properties in the Township within the RR-6 district; and

WHEREAS, it has been brought to the attention of the Township Committee that certain properties included within the RR-6 district are smaller than six acres in size; are developed with single family homes or are unlikely to be subdivided; and would be rendered nonconforming by their inclusion in the RR-6 zoning district; and

WHEREAS, the creation of such nonconforming lots would not further the intent or purpose of Ordinance No. 13-1995 and the Township Committee finds that such properties should be rezoned and included within the RR zoning district in which they were located prior to the adoption of Ordinance No. 13-1995; and

WHEREAS, upon the recommendation of the Township Planner,

the Township Committee further finds that certain public or quasi-public property known as Block 897, Lots 1, 2 and 3 should be located within the RR-5 zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, in the County of Monmouth, State of New Jersey, as follows:

Section 1. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-404, "Zoning Map and Districts", Subsection 14-404.4, "Maintenance of the Official Zoning Map" be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

"u. (400D.7.u.). To delete the following properties from the RR-6 zone and to include the same in the RR zone.

<u>BLOCK</u>	<u>LOT(S)</u>
803	4, 23, 35
804	6, 15, 21, 69, 100
805	1, 3-6 inclusive, 14-18 inclusive, 20-23 inclusive, 28, 42, 90"

(The foregoing properties are located on Allaire and Campbell Roads in the Township; are less than six acres in size and are either developed or unlikely to be subdivided.)

Section 2. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-404, "Zoning Map and Districts", Subsection 14-

404.4, "Maintenance of the Official Zoning Map" be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

"v. (400D.7.v.). To delete the following properties from the RR zone and to include the same in the RR-5 zone:

Block 897, Lots 1, 2 & 3."

(The foregoing properties are located on Metedeconk and Lakewood Roads and form part of the State of New Jersey Manasquan Watershed area.)

Section 3. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall take effect upon its passage and publication according to law.

NOTICE

Notice is hereby given that the forgoing ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on July 12, 1995 and will be further considered for final passage and adoption at the Wall Township Municipal Building 2700 Allaire Road, Wall Township, New Jersey, on August 9, 1995 at 8:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall

be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office in the Township of Wall, to the members of the general public who shall request same.

BEATRICE M. GASSNER, C.M.C.
Township Clerk